K 2436

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - TEN AND NO/100 - **DOLLARS**

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Hubert M. Wooden and wife, Louise Wooden,

have bargained and sold, and by these presents do transfer and convey unto the said Clarence Creswell, Jr. and wife, Mary Louise Creswell, their heirs and assigns, **a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Donelson Meadows, Section 2, as of record in Book 2133, page 100 and 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 69.22 feet on the southwesterly side of Dellrose Avenue and extends back 318.6 feet on the southerly line and 338.5 feet on the northerly line to a dead line measuring 78.7 feet thereon.

Being part of the same property conveyed to Hubert M. Wooden by deed from Herbert M. Jordan, Trustee, of record in Book 2234, page 137, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2233, page 361, Register's Office, Davidson County, Tennessee, and the Plan of record in Book 2133, page 100 and 101, said Register's Office, shows an Owner's Certificate, a 30-foot setback line from Dellrose Avenue, and a 15-foot easement for public utilities across the southwesterly line of said lot, and an easement in Book 1129, page 39 for purposes of maintaining pipe lines running to Spring on Green Tract.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence Creswell, Jr. and wife, Mary Louise Creswell, their heirs and assigns, forever.

And we do covenant with the said Clarence Creswell, Jr. and wife, Mary Louise Creswell that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Hubert M. Wooden and wife, Louise Wooden, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence Creswell, Jr. and wife, Mary Louise Creswell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 6th day of June, 19 55.



Louise Wooden

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruth F. Bradley, a Notary Public in and for said County and State, the within named Hubert M. Wooden and Louise Wooden, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of May, 1955.

Commission expires April 21, 1959.

Notary Public

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